174.0	0006	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	675,900 / 675,900
					USE VALUE:	675,900 / 675,900
					ASSESSED:	675,900 / 675,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		ARGYLE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BROWN MATTHEW G & JILL C
Owner 2:	
Owner 3:	
Street 1:	10 ARGYLE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	OSWALD CHARLES/LISA J -
Owner 2:	-
Street 1:	10 ARGYLE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,075 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Clapboard Exterior and 1878 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5075.000	275,300		400,600	675,900
Total Card	0.117	275,300		400,600	675,900
Total Parcel	0.117	275,300		400,600	675,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 359.90 | /Parcel: 359.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 116350

GIS Ref

GIS Ref

Insp Date 07/28/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 174.0-0006-0005.0

!13557!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	275,400	0	5,075.	400,600	676,000	676,000	Year End Roll	12/18/2019
2019	101	FV	224,600	0	5,075.	394,900	619,500	619,500	Year End Roll	1/3/2019
2018	101	FV	211,200	0	5,075.	303,300	514,500	514,500	Year End Roll	12/20/2017
2017	101	FV	191,400	0	5,075.	286,100	477,500	477,500	Year End Roll	1/3/2017
2016	101	FV	191,400	0	5,075.	263,200	454,600	454,600	Year End	1/4/2016
2015	101	FV	179,500	0	5,075.	246,100	425,600	425,600	Year End Roll	12/11/2014
2014	101	FV	179,500	0	5,075.	226,600	406,100	406,100	Year End Roll	12/16/2013
2013	101	FV	179,500	0	5,075.	226,600	406,100	406,100		12/13/2012

PRINT

Date	Time
12/11/20	03:29:31

LAST REV

Date	Time
10/22/20	10:40:30
danam	

PAT ACCT. 13557

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OSWALD CHARLES/	67533-137		6/29/2016		525,000	No	No		
MONIZ HAROLD J-	47403-88		5/6/2006		387,500	No	No		
	9129-452		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	116350
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2020	794		61	C				
2/10/2017	142	Heat App	16,000	C				
1/5/2017	19	Dormers	100,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2018	MEAS&NOTICE	HS	Hanne S
5/22/2017	SQ Returned	EMK	Ellen K
11/1/2008	Meas/Inspect	345	PATRIOT
10/5/2006	MLS	HC	Helen Chinal
12/15/1999	Mailer Sent		
12/14/1999	Measured	163	PATRIOT
7/19/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5075		Sq. Ft.	Site		0	70.	1.13	6									400,576						400,600	

Total AC/HA: 0.11651 | Total SF/SM: 5075 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 400,576 | Spl Credit | Total: 400,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98843086
Adj $ / SQ:	140.110
Other Features:	75659
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	338239
Depreciation:	62913
Depreciated Total:	275327

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 1				HB 1			

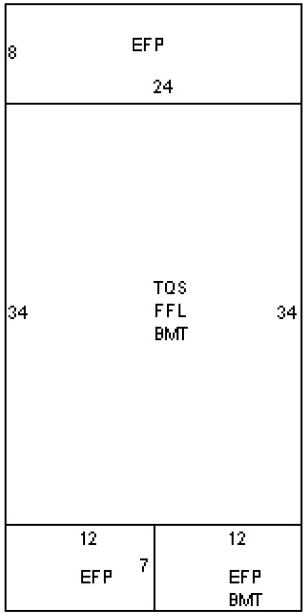
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	900	55.690	50,124
FFL	First Floor	816	140.110	114,330
TQS	3/4 Story	612	140.110	85,747
EFP	Enclos Porch	360	34.390	12,379
	Net Sketched Area:	2,688	Total:	262,580
Size Ad	1428	Gross Are	2892	FinArea 1878

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:	1.00	Before Depr:	140.11
Special Features:	0	Val/Su Net:	102.42
Final Total:	275300	Val/Su SzAd	192.79

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0006-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: